040.0	0006	0013.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	963,800 / 963,800
					USE VALUE:	963,800 / 963,800
					ASSESSED:	963,800 / 963,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
219	-221	BROADWAY, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	IAKOVOU CRYSTAL M/ TRUSTEE
Owner 2:	CRYSTAL M IAKOVOU TRUST
Owner 3:	
Street 1:	10 VILLAGE CIRCLE
Street 2:	
Twn/City:	LEXINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02420 Type:

PREVIOUS OWNER

Owner 1:	IAKOVOS CRYSTAL -
Owner 2:	-
Street 1:	10 VILLAGE CIRCLE
Twn/City:	LEXINGTON
St/Prov:	MA Cntry:
Postal:	02420

NARRATIVE DESCRIPTION

This parcel contains 4,554 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1922, having primarily Vinyl Exterior and 2953 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 15 Rooms, and 7 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4554.000	558,300	4,700	400,800	963,800
Total Card	0.105	558,300	4,700	400,800	963,800
Total Parcel	0.105	558,300	4,700	400,800	963,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 326.38 | /Parcel: 326.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 27394

GIS Ref

GIS Ref

Insp Date 11/07/18

!3360!

PREVIOUS ASSESSMENT

Parcel ID 040.0-0006-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	558,500	4700	4,554.	400,800	964,000	964,000	Year End Roll	12/18/2019
2019	104	FV	410,800	4700	4,554.	425,800	841,300	841,300	Year End Roll	1/3/2019
2018	104	FV	410,800	4700	4,554.	310,600	726,100	726,100	Year End Roll	12/20/2017
2017	104	FV	385,600	4700	4,554.	270,500	660,800	660,800	Year End Roll	1/3/2017
2016	104	FV	385,600	4700	4,554.	230,400	620,700	620,700	Year End	1/4/2016
2015	104	FV	344,300	4700	4,554.	225,400	574,400	574,400	Year End Roll	12/11/2014
2014	104	FV	344,300	4700	4,554.	185,400	534,400	534,400	Year End Roll	12/16/2013
2013	104	FV	358,000	4700	4,554.	176,300	539,000	539,000		12/13/2012

PRINT

Date	Time
12/10/20	18:38:08

LAST REV

Date	Time
04/09/19	13:40:00

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3360

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
IAKOVOS CRYSTAL	58293-360		1/17/2012	Convenience	99	No	No		
	12042-295		7/26/1971		37,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/11/2012	603	Re-Roof	6,500					
5/12/1994	192	Manual	8,800					V/SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
11/7/2018	MEAS&NOTICE	HS	Hanne S
4/21/2009	Measured	372	PATRIOT
3/10/2000	Mailer Sent		
3/6/2000	Measured	263	PATRIOT
11/1/1981		RT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	27394
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4554		Sq. Ft.	Site		0	80.	1.10	1			Med. Tr	-10					400,768						400,800	

Total AC/HA: 0.10455 | Total SF/SM: 4554 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 400,768 | Spl Credit | Total: 400,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	1 - Drywall	25	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.00557053
Const Adj.:	0.98000199
Adj $ / SQ:	167.528
Other Features:	127500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	685906
Depreciation:	127579
Depreciated Total:	558328

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 15 | BRs: 7 | Baths: 3 | HB

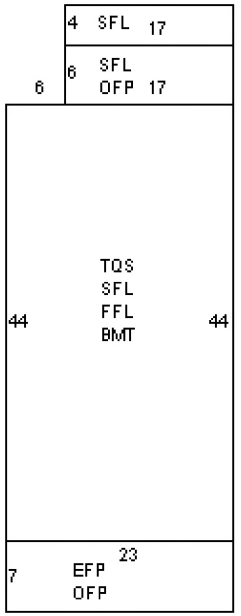
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
1	7	3	
Totals			
2	15	7	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	167.53
Special Features:	0	Val/Su Net:	127.20
Final Total:	558300	Val/Su SzAd	189.06

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,182	167.530	198,019
BMT	Basement	1,012	50.260	50,862
FFL	First Floor	1,012	167.530	169,539
TQS	3/4 Story	759	167.530	127,154
OFP	Open Porch	263	22.320	5,870
EFP	Enclos Porch	161	43.250	6,964

Net Sketched Area: 4,389 | Total: 558,408

Size Ad 2953 | Gross Are 4642 | FinArea 2953

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

040.0-0006-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	AV	1922	21.94	T	40	104			4,700			4,700

More: N | Total Yard Items: 4,700 | Total Special Featues: | Total: 4,700

IMAGE

AssessPro Patriot Properties, Inc